

# \$1,050,000 - 22 Crimson Ridge Cove Nw, Calgary

MLS® #A2253781

**\$1,050,000**

5 Bedroom, 4.00 Bathroom, 2,800 sqft

Residential on 0.15 Acres

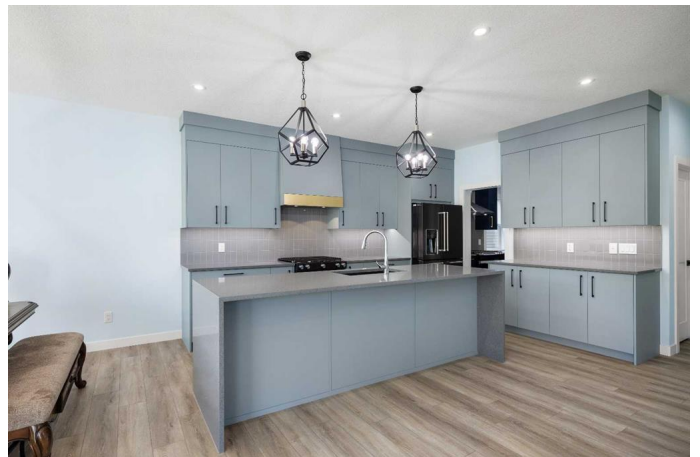
Haskayne, Calgary, Alberta

Backing onto Lynx Ridge Golf Course | 2  
Primary Bedrooms | Spice Kitchen | Main Floor  
Bedroom & Full Bath | Separate Entry to  
Basement

Discover this BRAND NEW, beautifully crafted 2-storey estate home backing onto the lush fairways of Lynx Ridge Golf Course. This home is set on a large 118 ft deep pie-shaped lot, and offers 2,800 sq.ft. above grade, 5 Bedrooms, 4 Bathrooms, and a thoughtfully designed layout, providing exceptional space for multi-generational living and elegant entertaining.

The main level features 9-foot ceilings and luxury vinyl plank flooring throughout. At the heart of the home is the chef's kitchen, outfitted with premium KitchenAid appliances, soft-closing cabinetry and drawers, quartz countertops, a centre island with bar seating, full-height cabinets, under-cabinet lighting, and a sleek hidden range hood. A separate spice kitchen adds additional culinary space, complete with a second gas stove, range hood, bold royal blue cabinetry and elegant gold hardware, ideal for preparing aromatic dishes with ease!

Adjacent to the kitchen, the south-facing Dining and Living Room are bathed in natural light. The Living Room is anchored by a floor-to-ceiling tile accented wall with a modern electric fireplace. From the Dining Room,



sliding doors open to a deck overlooking the Lynx Ridge Golf Course - perfect for relaxing or hosting BBQs. A main level bedroom and a 3-piece bath with a walk-in shower offer flexibility for guests or multi-generational living. To complete this level is a well-organized mudroom off the double attached garage which includes custom built-in storage.

On the upper level, the spacious Master Bedroom overlooks the golf course and showcases tray ceilings, a large walk-in closet, and a private 5-piece ensuite with soaking tub, tiled walk-in shower, and dual sinks. A second primary bedroom also features a 5-piece ensuite and a walk-through closet, providing added comfort and flexibility for in-laws or guests. Two additional bedrooms share a 4-piece bathroom, while the central Bonus Room is perfect for movie nights or relaxing with family. A dedicated laundry room with sink and upper cabinetry adds everyday convenience to this well-planned level.

The basement has a separate side entrance and is partially finished, with framing in place for 3 future bedrooms, 2 bathrooms, and additional living space. The Basement offers excellent potential for customization or a secondary suite (subject to city approvals).

This spacious lot, combined with the serene golf course backdrop, creates an ideal outdoor retreat - perfect for relaxing, entertaining, and enjoying the natural beauty every day.

Built in 2024

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2253781    |
| Price    | \$1,050,000 |
| Bedrooms | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,800       |
| Acres          | 0.15        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 22 Crimson Ridge Cove Nw |
| Subdivision | Haskayne                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3L 0K4                  |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Tray Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer                                                                                  |
| Heating           | Forced Air                                                                                                                                                         |
| Cooling           | None                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                  |
| Fireplaces        | Electric, Living Room                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Exterior Entry, Full, Partially Finished, Unfinished                                                                                                               |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot, Views |
| Roof            | Asphalt Shingle                                                           |
| Construction    | Brick, Vinyl Siding, Wood Frame                                           |
| Foundation      | Poured Concrete                                                           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 7                   |
| Zoning         | R-G                 |

### **Listing Details**

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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